m a t r i x

p l a n n i n g

To:
South Holland District Council
Planning Department

18 May 2018

Dear Sir/Madam,

Unique Care Homes Support Ltd -
Use of residential property (Use Class C3) as Residential Care Home (Use Class C2), with the potential to revert back to a house (C3)
Site address: 47 Bridge Road, Long Sutton, PE12 9EF

Description:
The appeal property is a large detached house with an open frontage to the street. It is detached from the residential part of Long Sutton but falls inside the development boundary. Commercial buildings - both agricultural and industrial – lie in close proximity.

Proposal:
It is proposed to use the house as a C2 Care Home for up to 6 young people, accompanied by up to 3 staff around the clock.

Given the services are demand responsive, it is possible that the facility will no longer be required at a future date. The flexibility built into this submission will therefore allow return to a residential use if no longer needed for a C2 residential institution use. The provisions that allow this change of use are from planning regulations expressed in the *General Permitted Development Order Part 3, Class V.* The change, if wanted, would need to be invoked within a ten year period after permission is first granted[1].

The company:
Unique Care Homes Support Ltd (UCH) is a long established provider of quality children's homes and education facilities. They operate 4 children's homes and a large specialist independent school www.westfieldhouseschool.co.uk , all of which are rated good and outstanding by Ofsted. They employ around 100 people in the local area and have a good retention rate. Staff are well paid to attract high calibre staff.

[1] **V. Development consisting of a change of use of a building or other land from a use permitted by planning permission granted on an application, to another use which that permission would have specifically authorised when it was granted.**
V.1 Development is not permitted by Class V if—
(a) the application for planning permission referred to was made before 5th December 1988;
(b) it would be carried out more than 10 years after the grant of planning permission;
(c) the development would consist of a change of use of a building to use as betting office or pay day loan shop; or (d) it would result in the breach of any condition, limitation or specification contained in that planning permission in relation to the use in question.

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RTPI mediation of space · making of place
Consultant Chartered Town Planner
Gordon Smith, BA(Hons), DipTP, MRTPI

There have been very positive relationships in areas surrounding the homes. There have been little or no complaints and all services are extremely well managed. This service will be their 5th Children's Home, with a very experienced and qualified Manager appointed to the position.

UCH provide a child/staffing ratio much higher than is standard; this has meant there is very little in terms of behavioural difficulties within the homes. UCH is very highly regarded by numerous Local Authorities, who are very encouraging and supportive with regards to new services.

Management:
This is a matter for Ofsted not the Council.

Child numbers and staffing:
The proposed use as a Care Home will accommodate up to 6 children plus staff. The number of staff will depend on the level and nature of care provided. As a guide there will be 0.5 staff per young person at any one time. 6 children will therefore attract 3 staff for each 8 hour shift (consequently the employment here will be up to 9 staff FTE over 3 shifts).

Off-road parking:
Sufficient space exists at the front of the house without removing vegetation. The parking will not be formalised with marked bays to maintain a non-institutional informal educational environment.

Physical changes:
There will be no external physical changes of substance. The front of the building will remain unchanged. Internal changes may be carried out (outside planning control) to improve safety and to provide new facilities such as a staff office.

Evaluation:
The site is just inside Long Sutton's development boundary, and no real policy issues arise.
There is a national need for additional children's homes and this company is meeting that need. The location of the house and its detachment from centers of population offers a chance of privacy and confidentiality for vulnerable occupants. It is also close enough to bus routes offering independence of access for its occupants and visitors.

The ability to readily return the building to residential use is enabled by the terms of the application.

The site falls within Flood Zone 3. Both the present use (C3 residential) and proposed use (C2 Care Home) are in the same flood risk class. There is therefore no increase in risk.

Yours sincerely,



Gordon Smith, MRTPI

Appendices:

1. Location and Local Plan
2. Site plan & Floorplan
3. Photographs

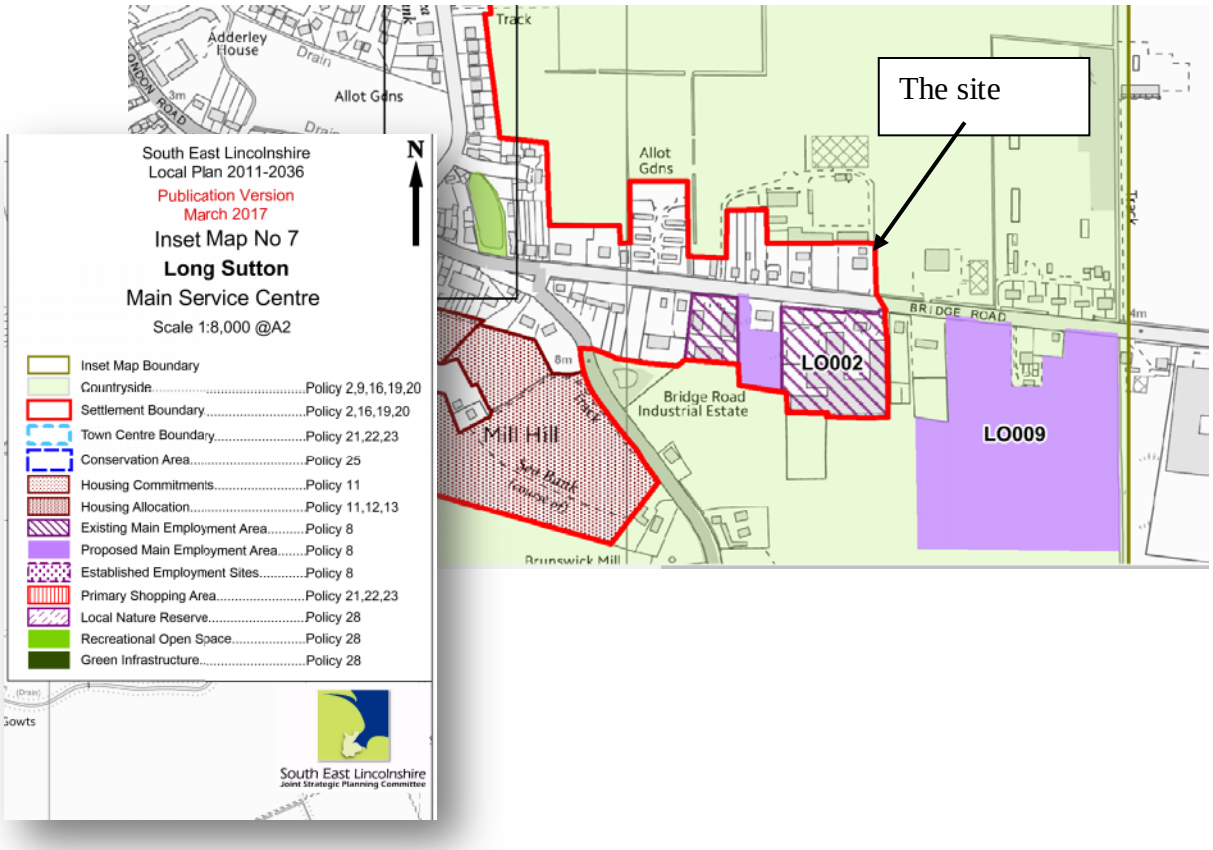
The application comprises:
a. This statement & its 3 appendices
b. A Flood Risk Assessment
c. Site plan
d. Floorplan

Appendix 1
Location and new draft Local Plan

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Bridge Rd
Bridge Rd
ong Sutton
47 Bridge Road

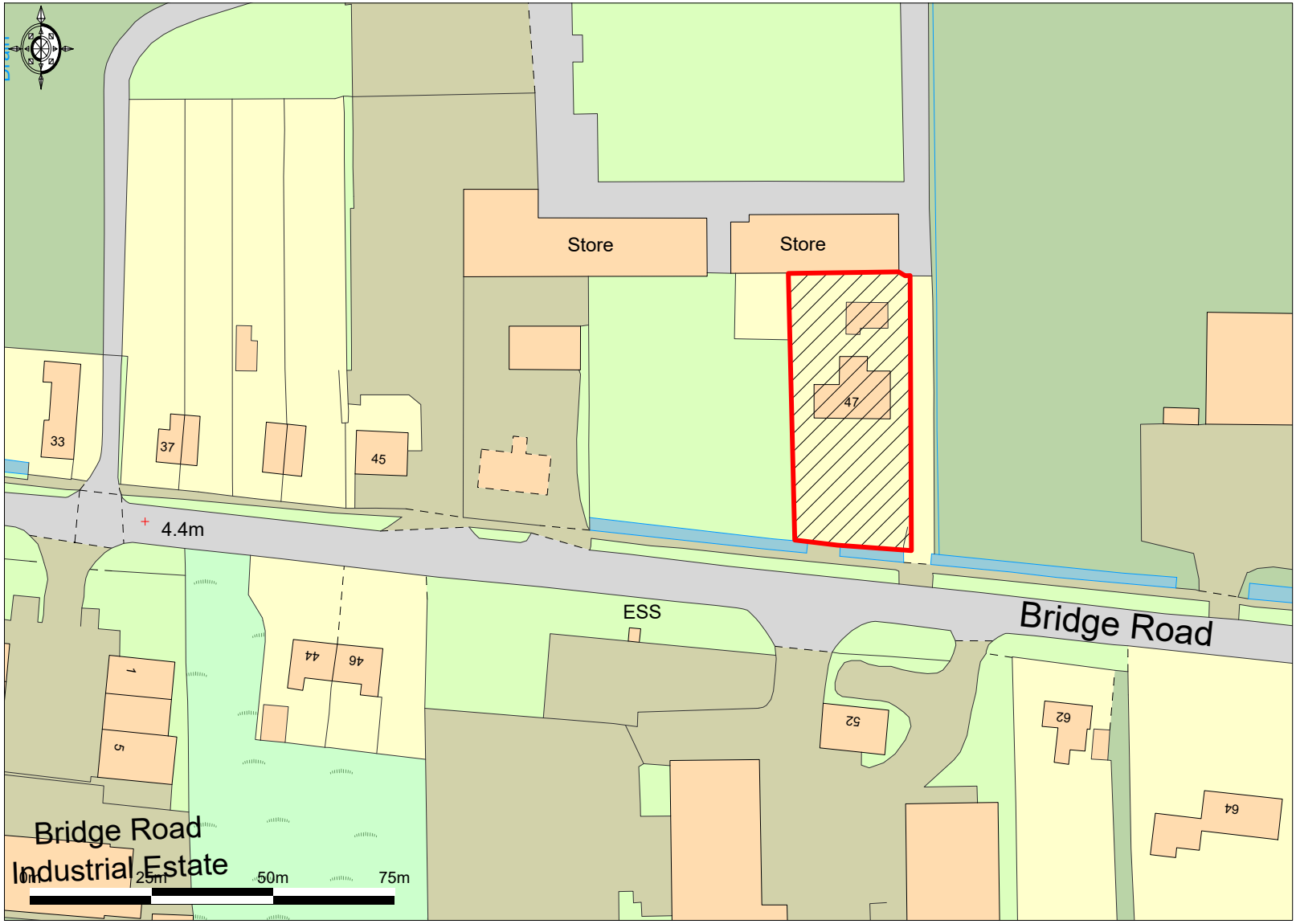

South East Lincolnshire
Local Plan 2011-2036
Publication Version
March 2017
Inset Map No 7
Long Sutton
Main Service Centre
Scale 1:8,000 @A2
N
Inset Map Boundary
Countryside ..... Policy 2,9,16,19,20
Settlement Boundary ..... Policy 2,16,19,20
Town Centre Boundary ..... Policy 21,22,23
Conservation Area ..... Policy 25
Housing Commitments ..... Policy 11
Housing Allocation ..... Policy 11,12,13
Existing Main Employment Area ..... Policy 8
Proposed Main Employment Area ..... Policy 8
Established Employment Sites ..... Policy 8
Primary Shopping Area ..... Policy 21,22,23
Local Nature Reserve ..... Policy 28
Recreational Open Space ..... Policy 28
Green Infrastructure ..... Policy 28
South East Lincolnshire
Joint Strategic Planning Committee
Adderley House
Drain
Allot Gdns
LONDON ROAD
3m
Track
The site
Allot Gdns
BRIDGE ROAD
LO002
LO009
Bridge Road Industrial Estate
Mill Hill
Brunswick Mill

Appendix 2
Site and floorplan

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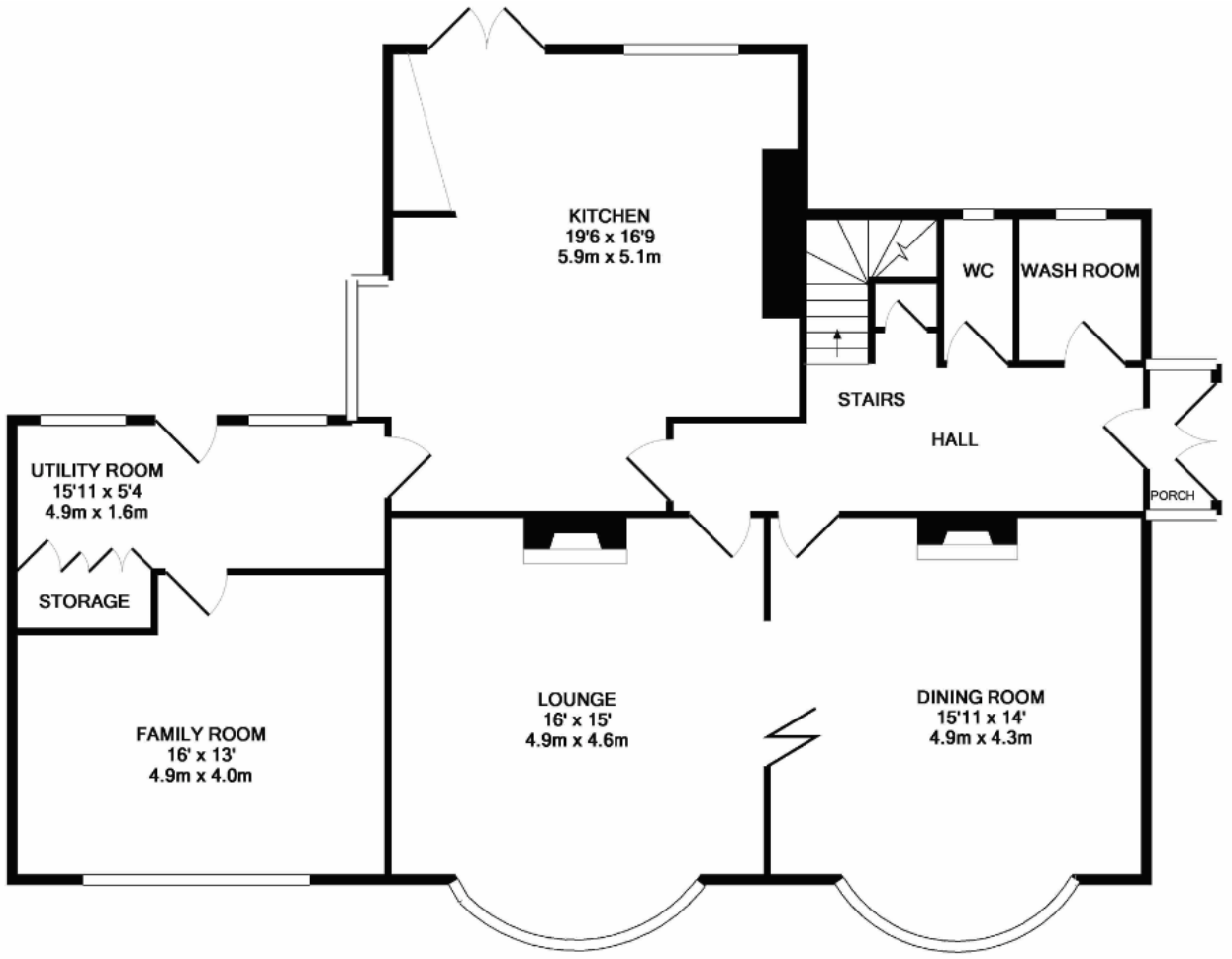


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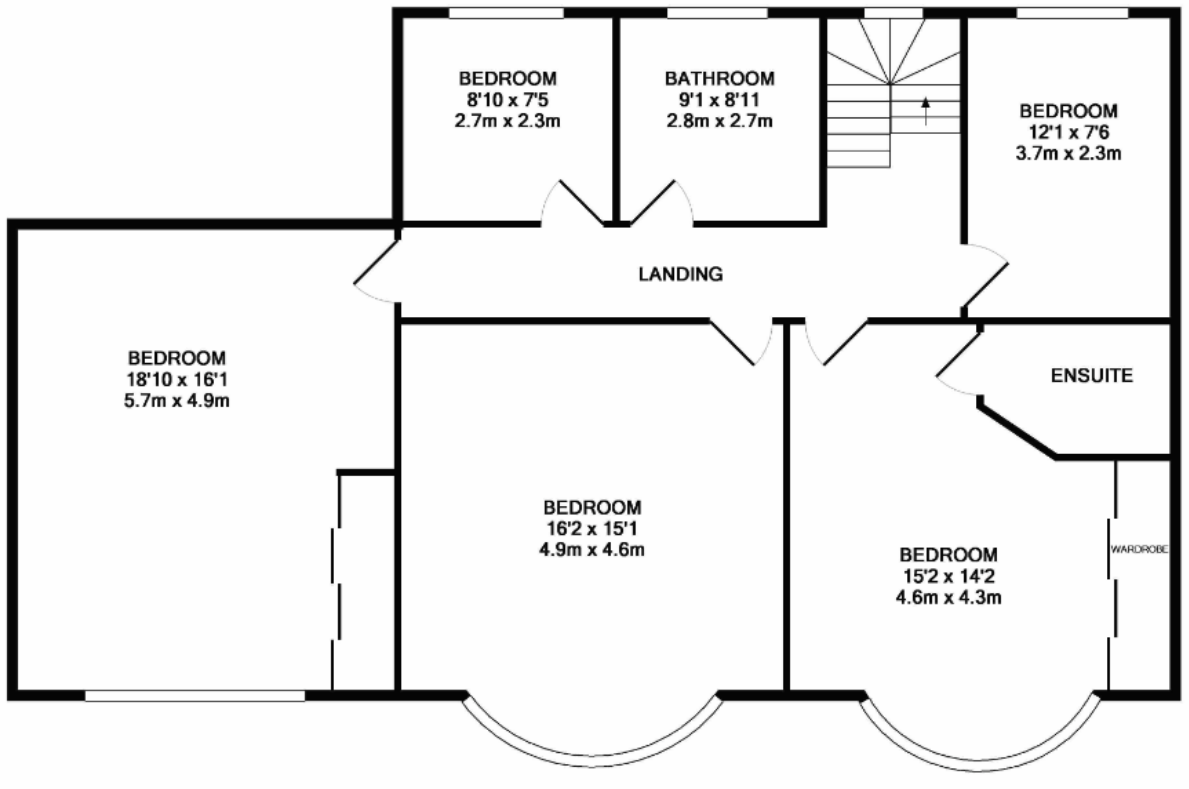
Promap
LANDMARK INFORMATION GROUP

Drawing 1 - Site Plan
Proposed use as Care Home

matrix
planning

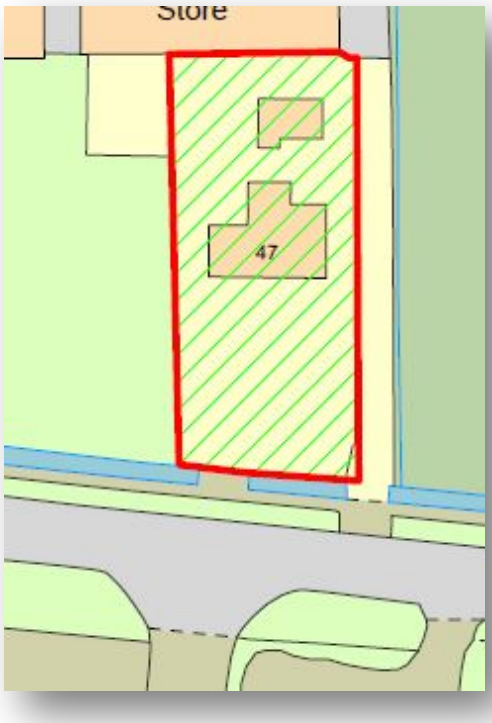


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018



Bridge House Care Home
47 Bridge Road
Long Sutton
SPALDING
PE12 9EF

Drawing no 2.Existing and proposed Floorplans (same as proposed with some internal adaption and subdivision of rooms – no external change)

N
W E
S

Not to scale

Appendix 3
Photographs





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End